

**Haslemere Avenue
Mitcham, CR4 3PR**

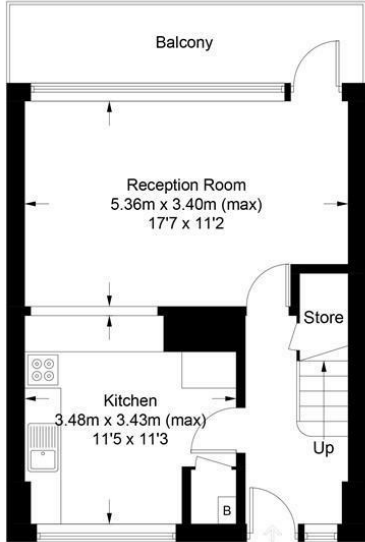
£275,000 Leasehold



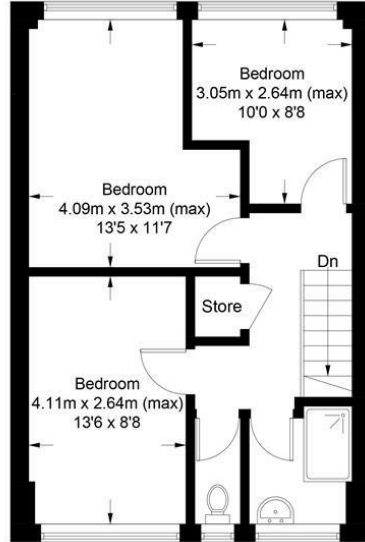
A split level three double bedroom maisonette with a private balcony, located on the borders of Colliers Wood, close to multiple transport links including Colliers Wood Tube Station and Phipps Bridge Tram Stop. The property comprises a spacious kitchen, large reception room leading to a private balcony. Upstairs there are three double bedrooms with separate shower room and w/c. This property would be ideal for a first time buyer or investor. Viewings are highly recommended.

Cobham Court

Approximate Gross Internal Area = 80.8 sq m / 870 sq ft



First Floor



Second Floor



This floor plan is for representation purposes only and is not drawn to scale.
 The Gross Internal Area includes outbuildings shown on the plan.
 Whilst every attempt has been made to ensure the accuracy of the plan measurements of doors, windows and rooms are approximate only and should be checked before making any decisions reliant upon them.
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- Three Bedrooms
- Split Level Maisonette
- Private Balcony
- Close to Transport
- Amenities Near by
- EPC Rating C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	70	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Although these particulars are believed to be correct, their accuracy is not guaranteed and they do not form part of any contract.

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